

Background and Planning Evaluation

Background and Site Context

The site is in the northeast quadrant of the city in the developing community of Cornerstone. The site is approximately 69.28 hectares (171.19 acres) in area and is irregularly shaped with dimensions of approximately 1,200 metres by 770 metres. The plan area is vacant, formerly agricultural land. This application proposes a revision to the previously approved outline plan (LOC2014-0173). This application primarily revises the design of the Environmental Reserve (ER) and storm pond lands. The changes also respond to market demand and expand the scope of lands to be developed.

The lands are flat to slightly undulating with a high point in the southeast and gently sloping towards the northwest. There is a significant wetland area in the north-central portion of the lands and the overall site is bounded by Country Hills Boulevard NE to the north, 60 Street NE to the west, Cornerstone Drive NE to the east and adjacent lands to the south, which border 96 Avenue NE. In addition, a planned LRT station is located outside of the plan area at the intersection of Country Hills Boulevard NE and 60 Street NE.

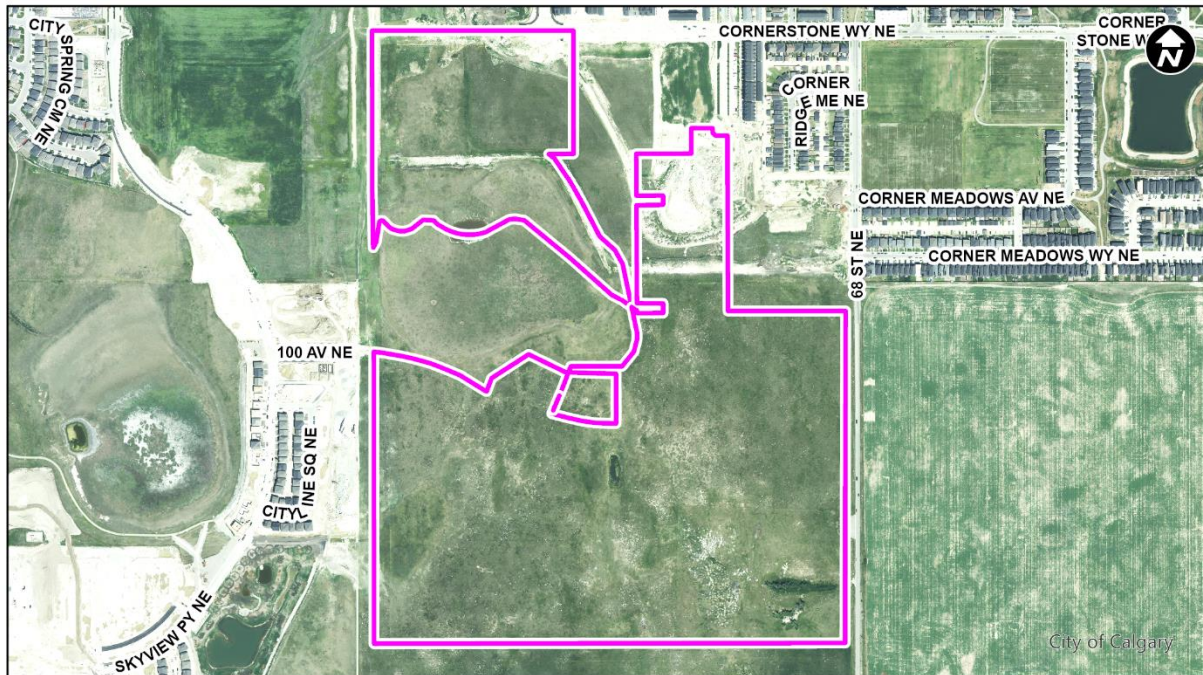
Community Peak Population Table

As identified below, the community of Cornerstone reached its peak population in 2019.

Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Cornerstone Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the site vary from residential, commercial and special purpose districts, including:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Future Urban Development (S-FUD) District.

This application proposes a redesign and expansion of the previously approved outline plan to revise wetland and stormwater pond areas to provide an enhanced amenity space that integrates with surrounding parks and open spaces. Furthermore, the changes respond to market demand for different housing types and better aligns the development with the *Cornerstone Area Structure Plan (ASP)* and *Municipal Development Plan (MDP)*.

This outline plan revises the location and size of the above land uses, removes remaining S-FUD and adds the following proposed uses:

- Multi-Residential – Low Profile Support Commercial (M-X1) District; and
- Commercial – Community 1 (C-C1) District.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This district is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres. The application proposed a mix of both laned and laneless R-G parcels, which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Like the R-G District, the maximum building height is 12 metres. This district is placed in locations that provide an appropriate built form as a gateway into the community.

The proposed M-G District is intended for multi-residential development with higher numbers of dwelling units and traffic generation than low density residential dwellings. Development must be designed to provide all units with pedestrian direct access to grade, meet a minimum density of 35 units per hectare, contain at least three or more units and may be built to a maximum of 13.0 metres tall.

The proposed M-1 District is intended for multi-residential development of low height and medium density. It is intended for areas in proximity or adjacent to low density residential development. This district allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio (FAR). It lists a minimum density of 50 units per hectare and a maximum of 148 units per hectare.

The proposed M-2 District is intended for multi-residential development of medium height and density, where intensity is measured by floor area ratio to provide flexibility in building form and dwelling unit size and number. This district is intended to be in proximity or adjacent to low density residential development and to be located at community nodes or transit and transportation corridors and nodes. The maximum floor area ratio is 3.0, the minimum required density is 60 units per hectare and permits a maximum building height of 16.0 metres.

The proposed M-X1 District is intended for multi-residential development with support commercial uses, where a higher number of dwelling units and traffic generation are supported, compared to low density residential districts and the M-G District. M-X1 District requires a minimum amount of non-residential uses, while allowing for a variety of mixed-use built forms. Residential development is required to meet the minimum requirement of 50 units per hectare with a maximum height of 14.0 metres.

The proposed C-C1 District is intended for small to mid-scale commercial developments located within a community or along a commercial street. A variety of commercial uses, including retail, services and restaurants are supported. Development controls include size limitations for specific uses, rules for the location of uses within buildings, a floor area ratio of 1.0 and a building height maximum of 10.0 metres.

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as ER pursuant to the *Municipal Government Act* (MGA). This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to Crown-claimed and other wetlands, which will be surrounded by pathways and decorative landscaping.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. This applies to the planned community association site and recreational facilities.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond in the central, western portion of the plan area. Surrounding the pond pathways, decorative landscaping will be installed, which will connect to the wetlands. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

Subdivision Design

This 69.28-hectare outline plan forms a logical southward extension of the adjacent neighbourhood. The subdivision design incorporates a large wetland area adjacent to a planned stormwater pond, surrounded by enhanced landscaping and pathways that connect to other open spaces within the neighbourhood. The northwest portion of the plan contains medium-density multi-residential land uses, which transitions to low density residential and park space to the east and southeast. The south-central portion of lands contains a Neighbourhood Activity Centre (NAC) that includes multi-residential and low-profile support commercial, low-density residential intended for non-single-detached dwelling development, and a community association site with sports-related facilities and open space. A portion of the previously approved land uses will remain unchanged. This accounts for the difference between the size of the land use redesignation compared to the outline plan.

Housing

A variety of housing options are possible in the plan area, including low density housing forms, such as single detached, semi-detached, duplex and rowhouse dwellings. Laned and laneless parcels are provided to allow for a variety of building forms as well as the ability to intensify over time through secondary and backyard suites. Multi-residential housing forms, such as townhouses and apartments are located within the northwest portion of the plan, which is within the southern portion of the Transit Station Planning Area (associated with the MAC located to the north), and within the NAC located in the south-central portion of the plan. Higher density land uses line Cornerstone Way NE (a modified local arterial/primary collector road) and Cornerstone Boulevard NE (a modified urban boulevard). The proposed land use framework of this plan area meets the requirements of the MDP and ASP.

Pathway and Street Network

An interconnected system of streets, pathways and walkways provide mobility choices to future residents while keeping road dedications within MGA requirements and working with the boundary conditions of the neighbourhood. Seven collector streets and one urban boulevard connect the plan area to the surrounding street network.

Transit stops are planned along Cornerstone Boulevard NE and Cornerstone Way NE, which loops around from the north of the plan area to the east and back through the centre of the plan area. This provides efficient access to transit throughout plan within a short walk of planned development.

Laned blocks ensure pedestrian-friendly development fronts onto adjacent streets, which also enhances the urban design and pedestrian safety of the adjacent streetscapes. Multi-use pathways are located to reduce interruption and provide convenient connections to community gathering points, such as the NAC, central park, stormwater pond, and natural wetland areas.

The MGA allows a municipality to require 10 percent dedication for MR. This outline plan area provides approximately 7 percent of MR. This is because the larger MR dedications (including Municipal School Reserve (MSR) sites) are located outside this outline plan area. The 10 percent MR requirement is still being met throughout the entirety of Anthem's lands in Cornerstone.

Transit Station Planning Area and Major Activity Centre

A portion of the plan area is within the southern portion of the Transit Station Planning Area associated with a MAC located at the intersection of Country Hills Boulevard NE and 60 Street NE. This area surrounds a future LRT station and is intended for high intensity land uses that transition to lower-intensity development at its outer edge. This outline plan proposes medium-density multi-residential districts in support of the *Cornerstone* ASP's intentions. The M-1 District and M-2 District is adjacent to planned parks to the west and proposed parks to the east and the storm pond to the south.

Neighbourhood Activity Centre

The NAC is in the south-central portion of the plan area. The site provides a location for higher density residential development adjacent to or incorporated in mixed use, local commercial development. The NAC includes a planned community association and park space to the east, while to the northwest is another planned park space that connects via pathways to the wetland and stormwater pond areas further northwest.

Open Space Network

As introduced above, the open space network spans the entire plan area from the northwest corner through the stormwater pond and wetland areas to additional park spaces beside the NAC, and an additional park space within the low-density residential portion of the southwest plan area. A variety of pathways link all the open spaces across the plan area and the community association site includes sports facilities.

Included in the open space network is the wetland area, which includes reconstruction of an existing, Crown-claimed wetland. This area is proposed to be the S-UN District and will be dedicated as ER. The ER lands are 8.71 hectare in size and will incorporate pathways to serve as a public amenity space, in addition to a naturalized space.

Density and Intensity

The proposed outline plan provides a land use framework that will provide an anticipated density of 28.8 units per gross developable hectare and an intensity of 71 people and jobs per hectare, exceeding the MDP target of 20.0 units per hectare (8.0 units per acre) and an initial intensity of 60 people and jobs per hectare.

The *Cornerstone ASP* shows the northwest portion of the subject lands to be located within a Transit Station Planning Area, associated with the MAC. The applicant is proposing M-1 and M-2 District development in this area, which supports the ASP's target of providing a minimum intensity of 100 people and jobs per hectare.

In addition, the plan includes a NAC, which proposes an intensity of 124 people and jobs per hectare. This meets the ASP's minimum requirement of 100 people and jobs per hectare.

A breakdown of the statistics for the outline plan can be found in the Proposed Outline Plan Data Sheet.

Transportation

The subject site is bounded by Cornerstone Way NE to the north, Cornerstone Boulevard NE and Cornerstone Drive NE to the east, undeveloped lands to the south and 60 Street NE to the west. Country Hills Boulevard NE, approximately 400 metres to the north and 96 Avenue NE (Airport Trail), approximately 250 metres to the south, provide regional access to northeast Calgary and downtown Calgary. The proposed outline plan design includes a modified grid internal street network, consistent with the intent of the *Cornerstone ASP*.

No additional Transportation Impact Assessment (TIA) was necessary as the TIA provided with the original land use and outline plan application for the greater *Cornerstone ASP* area was deemed adequate to support this application.

The proposed active transportation network includes regional pathways and local multi-use pathways which provide excellent north-south and east-west bicycle and pedestrian connectivity. Cornerstone Boulevard NE is envisioned to be an Urban Boulevard with street activation at-grade and opportunities for separated walking and wheeling facilities in the boulevard. Customized road cross-sections have been utilized to accommodate unique circumstances and requirements, such as moving on street cycling lanes to the protected boulevard space.

Future Transit service for the community will be provided along Cornerstone Way NE and Cornerstone Blvd NE, connecting transit riders to the planned LRT station located at the intersection of Country Hills Boulevard NE and 60 Street NE.

Environmental Site Considerations

This application will result in the preservation of approximately 8.75 hectares (21.61 acres) of Class IV wetland, which will be dedicated as ER. This area will be connected via the regional pathway system and will be enhanced with restored plantings, a visual setback and provide opportunities for educational and natural interactions.

A portion of the existing wetlands are Crown-claimed wetlands and controlled by Alberta Forestry and Parks. Separate approval from the Provincial regulator is required to impact or reconstruct any portion of a Crown-claimed wetland. The review of this outline plan has taken into consideration provincial legislation.

Utilities and Servicing

Administration reviewed and approved the Sanitary Servicing Study and Staged Master Drainage Plan submitted for this outline plan application. Stormwater, sanitary and water servicing is available through Walton's Cornerstone Phase 2 development within Cornerstone Boulevard.

Stormwater management for the plan area will adhere to the revised Staged Master Drainage Plan (SMDP) submitted with this application. Stormwater will be directed towards an engineered stormwater management pond. Discharge from this pond will be directed to the Cornerstone Boulevard NE Storm Trunk, which ultimately discharges to Nose Creek.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and outline plan builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified as future Greenfield with Area Structure Plan (ASP) according to the [Municipal Development Plan](#), (MDP) Map 1 Urban Structure. The proposal meets the MDP's policies by: providing a variety of dwelling types (housing choice) and mix of land uses, transit-supportive development, a mixed-use NAC central to the neighbourhood, a grid-based pattern of complete streets, protection of natural wetlands, access to a variety of public spaces, parks and recreational space, and ensuring appropriate transition between different residential densities. This application aligns with the applicable MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing Green Infrastructure, which includes retention and reconstruction of wetlands and construction of a stormwater pond.

Cornerstone Area Structure Plan (Statutory – 2014)

The site is located within the [Cornerstone Area Structure Plan](#) (ASP). The ASP identifies the lands as predominantly residential, commercial and mixed-use with a NAC policy area in the central portion of the site and portion of the lands within the Transit Station Planning Area at the northwest corner. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area as well as the protection of a large wetland. This application aligns with the applicable ASP policies.